CITY COUNCIL MEETING MINUTES
CITY OF SANTA MARIA, CALIFORNIA
JULY 21, 2020 - CITY HALL COUNCIL CHAMBERS

INVOCATION
Councilmember Waterfield gave the Invocation.

PLEDGE OF ALLEGIANCE
Councilmember Moats led the Pledge of Allegiance.

CALL TO ORDER
Mayor Patino called the meeting to order at 5:30 p.m.

ROLL CALL:
MEMBERS PRESENT:
Mayor Alice Patino, Councilmember Michael Moats, Councilmember Gloria Soto, and Councilmember Etta Waterfield. Councilmember Cordero joined the meeting by telephone at 6:50 p.m.

STAFF MEMBERS PRESENT:
City Manager Jason Stilwell, City Attorney Thomas Watson, Chief of Police Phillip Hansen, Director of Finance Mary Harvey, Chief Information Officer Jeffrey Marecic, Director of Public Works/City Engineer Kevin McCune, Chief Human Resources Officer Elena Morelos, Director of Community Development Chuen Ng, Director of Recreation & Parks Alex Posada, Director of Utilities Shad Springer, Deputy Fire Chief Todd Tuggle, and Deputy City Clerk Beth Cleary.

1 PROCLAMATIONS/PRESENTATIONS

A. **RECOGNITION OF THE MAYOR'S TEEN COUNCIL GRADUATING SENIORS FOR EXCELLENCE IN CIVIC ENGAGEMENT.** Director of Recreation & Parks Posada gave a presentation recognizing fourteen graduating seniors in appreciation of their civic engagement and dedicated contributions to the City of Santa Maria through their participation on the Mayor's Teen Council.

2 PUBLIC COMMENT PERIOD
Gayle McNeeley spoke about meeting invocations and suggested a silent prayer so each person could pray in their own way.

Cliff Solomon expressed concern about the increasing numbers of COVID cases in the City and County, particularly among H-2A farm workers.

3 CONSENT CALENDAR
Consent Calendar Items 3A-3F were approved as presented, including the adoption of Resolution No. 2020-72. The recorded vote appears with each item below.

A. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Action: Readings waived.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. 4-0.

B. Approve the Minutes of the regular City Council meeting of July 7, 2020.

Action: Minutes approved as submitted.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. 4-0.

C. Accept as complete the public improvements and street trees installation associated with Refugio Townhomes, Tract 5905, and:

1) Authorize the release of a Faithful Performance Bond [#PB00067200116] in the reduced amount of $250,000 posted in the form of a Surety to guarantee the construction and installation of public improvements; and order that the Contractor, Labor, and Material Bond in the amount of $253,230 and the Guarantee and Defective Material Bond in the amount of $50,646 be retained for six (6) months and one (1) year, respectively, from the date of the release of the Faithful Performance Bond for public improvements: and

2) Authorize the release of a Faithful Performance Bond [#PB00067200120] in the reduced amount of $7,500 posted in the form of a surety to guarantee the installation of 42 street and easement trees, including their maintenance for one year.

Action: Bonds released.

Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. 4-0.

D. Payment of Warrants. Ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Action: Warrants ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. 4-0.

E. Payment of Payroll. Ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Action: Payroll ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. 4-0.

F. Adopt a Resolution establishing an all-way stop at the intersection of Meehan Street and Shepard Drive.

Action: Four-way stop at Meehan Street and Shepard Drive approved.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. 4-0.

4 PRESENTATION

A. The City Council received an update regarding the Coronavirus (COVID-19) situation from City Manager Stilwell, Deputy Fire Chief Todd Tuggle, and Chamber of Commerce CEO Glenn Morris.

5 APPOINTMENTS

A. **Block Grants Advisory Committee**

Esther Acosta (Councilmember Moats) and Georgina Duran-Conn (Councilmember Waterfield) were re-appointed to the Committee for terms ending in July 2023. Mayor Patino and Councilmember Soto postponed their nominations.

Library Board of Trustees

Laura Selken (Mayor Patino) was reappointed to the Board for a term ending in July 2023.

Santa Barbara County Library Advisory Board

Betty Gunn (Mayor Patino) was reappointed to the Board for a term ending in July 2021.

6 PUBLIC HEARING

A. **2020 WEED ABATEMENT PROGRAM.** The City Council conducted a public hearing to consider protests to the proposed assessments for the City's Annual Weed Abatement Program to be collected as part of the 2020-21 property tax rolls. City Attorney Watson gave a presentation as detailed in the Council Agenda Report.

Public hearing
There were no written comments or speakers regarding the item.

Action: Adopt a Resolution confirming the weed abatement costs for assessment purposes by the City Attorney/Code Enforcement Division.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as Resolution No. 2020-73. 4-0.

B. **RIVERGATE PROJECT - HIGHWAY 101 AND EAST SEAWARD DRIVE.** The City Council considered a recommendation of the Planning Commission to approve: (1) a Supplemental Environmental Impact Report; (2) Specific Plan Amendment (SPZ2018-0002); and (3) a General Plan Land Use Amendment and Zone change (GPZ2018-0005) for the Jones/Roemer Family to rezone a 37.6 acre site FROM PD/C-2 (Planned Development/General Commercial), PD/FS (Planned Development/ Freeway Service), PD/R-3 (Planned Development/High Density Residential) and OS (Open Space) TO PD-f/C-2 (Planned Development-Freeway Tower Overlay/General Commercial) and OS (Open Space) of the Rivergate-Roemer Specific Plan. On June 17, 2020, the Planning Commission voted 5-0, to recommend that the City Council approve the project.

Senior Planner Albro gave a presentation as detailed in the Council Agenda Report.

Applicant comments

Laurie Tamura of Urban Planning Concepts spoke in favor of the project and deferred to Senior Planner Albro to respond to any questions.

Public Hearing
There were no written communications or speakers regarding the item.

Action: Adopt a Resolution certifying a Supplemental Environmental Impact Report, a statement of overriding considerations, and a mitigation monitoring program for the proposed project.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as Resolution No. 2020-74. 5-0.

Action: Adopt a Resolution amending the General Plan Land Use Policy Map designations on 7.5 acres of a 37.6 acre site of **FROM** Freeway Service (FS) and High Density Residential (HDR) **TO** Community Commercial (CC) land use classification.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as Resolution No. 2020-75. 5-0.

Action: Introduce an Ordinance for first reading, and continue to a future meeting for second reading and adoption, rezoning 7.5 acres of a 37.6 acre site **FROM** SP/PD/FS (Specific Plan/Planned Development/Freeway Service) and SP/PD/R-3 (Specific Plan/Planned Development/High Density Residential) **TO** SP/PD-f/C-2 (Specific Plan/Planned Development-Freeway Tower Overlay/General Commercial).
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Ordinance No. 2020-08 introduced. 5-0.

Action: Adopt a Resolution to amend the Rivergate-Roemer Specific Plan to be consistent with the amended General Plan land use designations.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as Resolution No. 2020-76. 5-0.

Action: Introduce an Ordinance, and continue to a future meeting for second reading and adoption, amending the Rivergate-Roemer Specific Plan to be consistent with the amended zoning designations.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Introduced as Ordinance No. 2020-09. 5-0.

7 REGULAR BUSINESS

A. **FRAMEWORK FOR SOLICITING AND SELECTING DEVELOPMENT PROPOSALS ON CITY-OWNED PROPERTY IN DOWNTOWN.** The City Council reviewed a framework for soliciting and selecting a development partner and proposal for the redevelopment of specific City-owned property in Downtown Santa Maria, and provide further direction to City and Chamber of Commerce staff. Community Development Director Ng and Chamber of Commerce CEO Glenn Morris gave a presentation as detailed in the Council Agenda Report.

Action: Direction to staff was provided to approve the designation of preferred partners and the conditions under which the parcel(s) would transfer from the City to the project.

REPORT BY CITY MANAGER
City Manager Stilwell reported that the next regular City Council meeting would be August 4, 2020. Items on the agenda would include the second reading of the Rivergate/Roemer Zoning Amendment and Specific Plan Ordinances, a COVID update, and a PG&E Presentation on a Wildlife Fire Safety Plan.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)
Councilmembers Cordero, Moats and Waterfield had no reportable AB1234 activities.

Councilmember Soto reported she attended the recent Planning Commission Study Session regarding SB 743.

Mayor Patino reported she participated in the Reach 2020 Introduction and Action Plan telemeeting; a couple of weekly meetings of key leaders; a couple of legislative briefing calls; the SBCAG Board meeting; the Planning Commission study session on SB 743; the hanging of Hometown Heroes banners on College Drive; a Public Health press conference; a mask distribution at the Boys & Girls Club; and the Paul Nelson pool reopening.

ADJOURNMENT
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 7:55 p.m.

Approved at a regular meeting on August 4, 2020.

M. Beth Cleary

M. Beth Cleary, CMC
Deputy City Clerk and ex officio Clerk
of the City Council

ATTEST:

M. Beth Cleary

M. Beth Cleary, CMC
Deputy City Clerk

Alice M. Patino

Alice M. Patino
Mayor of the City of Santa Maria